

When Recorded Return to:  
Copper Creek Home Owners Association, Inc.  
5292 South College Drive #304  
Murray, Utah 84123

---

## NOTICE OF REINVESTMENT FEE COVENANT

---

Pursuant to Utah Code Ann. § 57-1-46(6), the Copper Creek Home Owners Association, Inc. a Utah non-profit corporation (the “**Association**”), hereby gives notice of a Reinvestment Fee Covenant which burdens the real property described in Exhibit A (the “**Burdened Property**”), attached hereto, and any additional land that is annexed into and made subject to the Second Amended and Restated Declaration of the Copper Creek Condominiums, that was recorded on August 23, 2023, as Entry No. 14144482 in the records of Salt Lake County, and any amendments or supplements thereto (the “**Declaration**”). The Reinvestment Fee Covenant is created by and is set forth in Section 6.14 of the Declaration.

The Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the Burdened Property subject to the Declaration, the transferee, is required to pay a reinvestment fee of one-half of one percent (0.5%) in accordance with Section 6.14 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code § 57-1-46(8).

**BE IT KNOWN TO ALL OWNERS, SELLERS, BUYERS, AND TITLE COMPANIES** owning, purchasing, or assisting with the closing of a Burdened Property conveyance within the **Copper Creek Home Owners Association, Inc.** that:

1. The name and address of the beneficiary of the Reinvestment Fee Covenant is:  
Copper Creek Home Owners Association, Inc.
2. The burden of the Reinvestment Fee Covenant is intended to run with the Burdened Property and to bind successors in interest and assigns.
3. The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Burdened Property.
4. The duration of the Reinvestment Fee Covenant is perpetual. The Association’s members, by and through a vote as provided for in the amendment provisions of the Declaration, may amend or terminate the Reinvestment Fee Covenant.
5. The purpose of the Reinvestment Fee is to assist the Association in covering the costs of: (a) common planning, facilities and infrastructure; (b) common expenses of the Association; or (c) funding Association reserves.
6. The fee required under the Reinvestment Fee Covenant is required to benefit the Burdened Property.

IN WITNESS WHEREOF, the President of the Association has executed this Notice of Reinvestment Fee Covenant on behalf of the Association on the date set forth below, to be effective upon recording with the Salt Lake County Recorder.

DATED this 23 day of August, 2023.

**COPPER CREEK HOME OWNERS ASSOCIATION, INC.**, a Utah nonprofit corporation

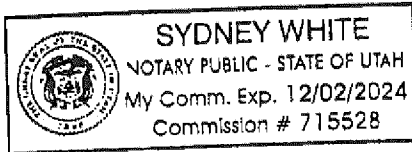
By: *Jividy*

Its: PRESIDENT

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On the 23 day of August, 2023, personally appeared before me Vidhi Thakkar who by me being duly sworn, did say that she/he is an authorized representative of COPPER CREEK HOME OWNERS ASSOCIATION, INC., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

*[Signature]*  
Notary Public



**EXHIBIT A  
LEGAL DESCRIPTION**

All of the Copper Creek Condos Amended Phase 1-6 Plat Maps, recorded in the office of the Salt Lake County Recorder.

Parcel Numbers:

14-29-479-001 thru 14-29-479-016

14-29-479-018 thru 14-29-479-035

14-29-479-056 thru 14-29-479-073

14-29-479-075 thru 14-29-479-092

14-29-479-094 thru 14-29-479-111, and common area parcel 14-29-479-112